

# CITY OF KINGSTON

## Office of Housing Initiatives

Bartek Starodaj, Director



Steven T. Noble, Mayor

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### **Kingston Good Cause Fact Sheet**

Kingston's Good Cause Eviction was passed by the Kingston Common Council on January 13, 2022 and signed by Mayor Steve Noble on January 25, 2022.

[Link to Local Law 1 of 2022](#)

#### **Why?**

The legislation provides housing security and stability to Kingston tenants by limiting the grounds upon which a landlord can evict a tenant and protects Kingston tenants from exorbitant rent increases.

#### **Which buildings does it impact?**

Any building with four or more units including that of the owner.

#### **How does it work?**

The legislation prevents the removal of tenants without "good cause."

A good cause is defined as a tenant that:

- fails to pay rent, as long as the money due is not the result of an "unconscionable" rent increase;
- violates a legal obligation of their tenancy;
- commits a nuisance or damages property;
- permits illegal activity;
- unreasonably refuses a landlord access to the housing for necessary repairs or to show the housing to a prospective buyer;
- must vacate the property because a landlord seeks in good faith to take back housing for personal use;
- refuses in bad faith a written lease which the landlord offered in good faith.

#### **How does it impact rent increases?**

The legislation prevents a landlord from evicting a tenant who fails to pay rent after a landlord has unjustifiably increased the rent. This increase is defined as 5% or greater annual increase.

#### **I'm a landlord – how does this legislation impact me?**

You must prove one of the above grounds for a legal eviction of a tenant before a judge. The judge will decide if an eviction is for a good cause.

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**I'm a tenant and I believe my rights under this legislation have been violated or I need to speak to someone to better understand my rights. What should I do?**

Under Good Cause, you have the right to a lease renewal unless the eviction is for a good cause. If you need legal counsel, call the Kingston office of Legal Services of the Hudson Valley at 845-331-9373 ext. 500 to conduct an intake. For an in-person intake, visit LSHV's Kingston office, M-F, 9-5, at 550 Aaron Court.

### **Contact**

Bartek Starodaj, Director of Housing Initiatives, City of Kingston, New York

845-334-3928

[bstarodaj@kingston-ny.gov](mailto:bstarodaj@kingston-ny.gov)